



WILDSMITH HOUSE, MARTON, SINNINGTON, YORK

Carter Jonas

WILDSMITH HOUSE, MARTON, SINNINGTON YORK, YO62 6RD

Dating from the late 18th century, Wildsmith House is one of the oldest and largest farmhouses in the village. Occupying a prominent position at one end of the main street in this traditional North Yorkshire village, the house stands back behind the village green with a driveway leading to the garage and workshop at the rear of the property.

Over the years the house has undergone several transformations, resulting in the distinctive red brick house which stands today. The original attractive bay windows to the front elevation and newly upgraded sash windows ensure plenty of natural light flows throughout the well-proportioned accommodation. At over 3000 square feet, including outbuildings, the property is as spacious as it is handsome, comprising 4 generous bedrooms (2 with en suite bathrooms) and 3 reception rooms, all with working fires, alongside a traditional farmhouse kitchen/breakfast room with Aga, utility room, cloakroom, pantry, and house bathroom. Beautifully maintained, it offers a blend of characterful features with more recent upgrades, preserving the charm and feel of the original farmhouse within a practical village home.

Wildsmith House enjoys a fabulous position with views over the village green from the front and side aspects. To the rear is a generous private garden with an open rural aspect beyond. Laid predominantly to lawn with a mature hedge and stonewall boundaries, it extends some 50m to the banks of the River Seven on which the owners retain fishing rights. In all, the plot extends to just over half an acre.

Marton is a peaceful and unspoilt village yet has a very active and social community centred around the village hall. Located just a mile from the A170 Thirsk to Scarborough road, there is easy access to the market towns of Malton, Kirkbymoorside, Pickering and Helmsley which offer an excellent range of shops and everyday services. Schooling is well catered for with primary and secondary schools in Pickering and the highly regarded Ryedale Comprehensive Secondary School in nearby Nawton.

TENURE Freehold

EPC BAND E

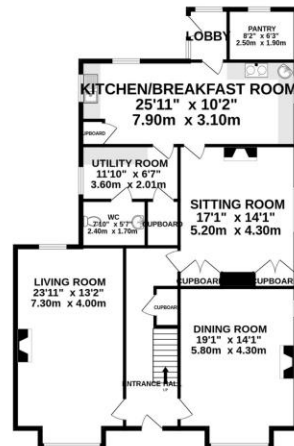
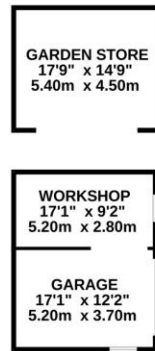
A SUBSTANTIAL FORMER FARMHOUSE WITH GENEROUS GARDENS IN A PEACEFUL RURAL VILLAGE ON THE EDGE OF THE NORTH YORKSHIRE MOORS, CLOSE TO PICKERING AND HELMSLEY.







GROUND FLOOR
2029 sq.ft. (188.5 sq.m.) approx.

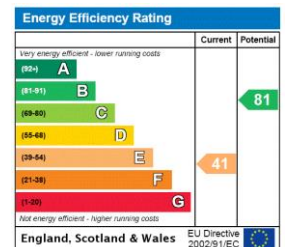


1ST FLOOR
1307 sq.ft. (121.4 sq.m.) approx.



TOTAL FLOOR AREA: 3336 sq.ft. (309.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



York 01904 558200

york@carterjonas.co.uk
82 Micklegate, York, YO1 6LF

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

Classification L2 - Business Data